

# 1/19 Lex Grove, Oak Park, Vic 3046



## Sold Townhouse

Friday, 11 August 2023

1/19 Lex Grove, Oak Park, Vic 3046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: Townhouse



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**\$855,000**

This character-filled home is a true gem, offering three bedrooms, two bathrooms, and an appealing street-facing facade. The striking design, modern finishes, and flexible floorplan complement the charming character of the property. With an abundance of natural light streaming in, this stunning two-level Townhouse provides a luxurious, low-maintenance lifestyle. Located just moments away from Oak Park train station, it's conveniently close to all the area's amenities, making it the ideal choice for young families, professionals, and investors. Enjoy the short stroll to popular Snell Grove shops and cafes, easy access to various bus routes, kinder/childcare facilities, primary and secondary schools, and the Northern Golf Club. Don't miss this opportunity to make this wonderful property your own. Contact our team for more information today. Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick & Weatherboard Townhouse • Street facing, built-in 2023 approx. • Land size of 200m<sup>2</sup> approx. • Building size of 17.5sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with Westinghouse 90cm oven and cooktop, Bosch dishwasher, stone benchtops, breakfast bench, under-mount sink, ample cupboard space, finished with Engineered European Oak flooring • Sizeable open-plan meals & living zones with Engineered European Oak flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, freestanding bathtub to main, single vanity, combined toilet & floor to ceiling tiles • Additional 3rd toilet at ground level • Separate laundry with a single trough, built-in cupboard, bench space & rear access • Mitsubishi - split systems 5kw downstairs and 2.5kw each room • Additional features include a security alarm system with video intercom, black tapware & fittings, high ceilings, timber staircase, LED lighting and so much more • Street-facing home with landscaped gardens, garden beds & lawns. Stacker doors to private decked courtyard & water tank • Single remote garage with rear & internal access plus driveway for additional car • Potential Rental: \$600 - \$660 p/w approx. • Body Corp/Strata: \$350 p/q approx. **THE AREA:** • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. Oak Park & Glenroy train station and bus hub • Surrounded by parks, reserves & local schools • And only 11.5km from the CBD with easy City Link and Ring Road and airport access • Zoned Under the City of Merri-bek - General Residential Zone **THE CLINCHER:** • Luxurious lifestyle, low maintenance - perfect for busy professionals or those seeking convenience. • Street-facing home with separate driveway - **BONUS!** **THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979